101.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,347,200 / 1,347,200
					USE VALUE:	1,347,200 / 1,347,200
					ASSESSED:	1,347,200 / 1,347,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARAMORE LINWOOD C/WENDY B
Owner 2:	
Owner 3:	
Street 1:	38 TOMAHAWK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOWEN DANIEL S/ETAL -
Owner 2:	LOWEN CARA Z -
Street 1:	38 TOMAHAWK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,137 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 3650 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10137.000	840,300		506,900	1,347,200
Total Card	0.233	840,300		506,900	1,347,200
Total Parcel	0.233	840,300		506,900	1,347,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.06 | /Parcel: 369.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	65119
GIS Ref	
GIS Ref	
Insp Date	09/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	840,300	0	10,137.	506,900	1,347,200	1,347,200	Year End Roll	12/18/2019
2019	101	FV	634,200	0	10,137.	506,900	1,141,100	1,141,100	Year End Roll	1/3/2019
2018	101	FV	625,900	0	10,137.	434,500	1,060,400	1,060,400	Year End Roll	12/20/2017
2017	101	FV	625,900	0	10,137.	405,500	1,031,400	1,031,400	Year End Roll	1/3/2017
2016	101	FV	625,900	0	10,137.	347,600	973,500	973,500	Year End	1/4/2016
2015	101	FV	601,100	0	10,137.	311,400	912,500	912,500	Year End Roll	12/11/2014
2014	101	FV	601,100	0	10,137.	288,200	889,300	889,300	Year End Roll	12/16/2013
2013	101	FV	601,100	0	10,137.	274,800	875,900	875,900		12/13/2012

!8088!

PRINT

Date	Time
12/10/20	22:40:30

LAST REV

Date	Time
10/02/18	09:41:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8088

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOWEN DANIEL S/	49367-44		4/30/2007		835,000	No	No		
SMITH ROLAND F	24829-271		8/31/1994		238,000	No	No		Y

USER DEFINED

Prior Id # 1:	65119
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2012	615	Wood Dec	13,400					REDO 12X16 DECK &
2/19/2003	125	Addition	130,000					ADD 2ND STRY
6/8/1998	372	Wood Dec	3,200					12X16 WDK
11/10/1997	685		10,000					REMODEL KITCHEN-BA

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2018	Inspected	CC	Chris C
6/18/2012	Info Fm Prmt	BR	B Rossignol
4/13/2009	Meas/Inspect	189	PATRIOT
11/10/2008	Permit Visit	BR	B Rossignol
7/27/2007	MLS	HC	Helen Chinal
11/24/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10137		Sq. Ft.	Site		0	70.	0.71	4									506,874						506,900	

Total AC/HA:	0.23271	Total SF/SM:	10137	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	506,874	Spl Credit		Total:	506,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02393162
Const Adj.:	0.99989998
Adj $ / SQ:	127.979
Other Features:	143180
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	880835
Depreciation:	40518
Depreciated Total:	840317

COMMENTS

PDAS EXTRA SINKS IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	5	Baths:	1				HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

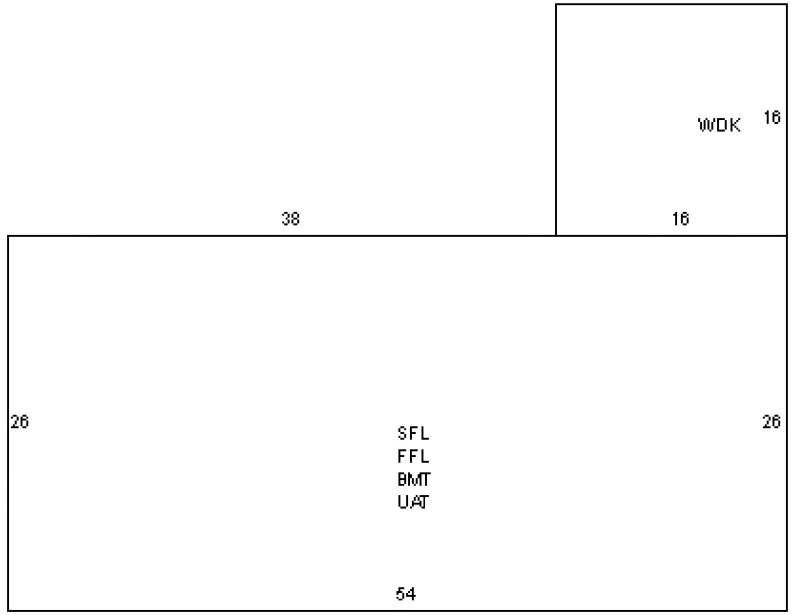
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	186.85
Special Features:	0	Val/Su Net:	174.37
Final Total:	840300	Val/Su SzAd	299.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,404	57.170	80,264
FFL	First Floor	1,404	127.980	179,682
SFL	Second Floor	1,404	127.980	179,682
UAT	Upper Attic	351	51.190	17,968
WDK	Deck	256	9.910	2,536
	Net Sketched Area:	4,819	Total:	460,132
Size Ad	2808	Gross Are	5872	FinArea 3650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

101.0-0004-0003.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	